



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249  
805.781.7170  
[slocity.org](http://slocity.org)

April 28, 2016

Schani Siong  
Department of Planning and Building  
County of San Luis Obispo  
976 Osos St., Rm. 300  
San Luis Obispo, CA 93408

**SUBJECT: Conditional Use Permit application and environmental review for the proposed conversion of a show barn into an eight unit bed and breakfast; proposed establishment of an outdoor area as a temporary event venue including incidental dry camping; and proposed increased agriculture with irrigated pasture and vineyards at 4501 Orcutt Road (DRC2014-00134)**

This letter serves as the City of San Luis Obispo's follow up comment letter on the above referenced conditional use permit application and Mitigated Negative Declaration.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input.

**Public Works Department Comments**

Residents of the City often use this roadway for trip purposes and also for bicycle riding for both recreational as well as commute purposes. Therefore safety along the roadway is of importance to the City and its residents. The City's primary concern with lack of requiring a left turn lane is the potential safety concerns that could arise including the potential for vehicles to use the narrow shoulder to pass left turn stopped vehicles. This could result in bicyclists being exposed to higher risks along the very narrow shoulders in this segment.

While the expansion of the primary driveway is a welcome addition to project conditions as a measure to alleviate potential hazards associated with vehicles waiting to make a left turn, City staff remains concerned the need may arise in the future to install a left turn lane. Accordingly, the City recommends the following conditions of approval:

City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)

***Recommended Conditions of Approval***

**Conditions:**

1. Prior to issuance of building permits, the applicant shall design and bond for installation of a left-turn lane. Once in operation, after one year, the event use shall be monitored and evaluated during peak events by a qualified consultant to determine the need for installation of the left-turn lane.
2. Prior to issuance of building permits, the necessary approvals for the proposed use of parking facilities at off-site locations in the City of San Luis Obispo shall be granted by the City of San Luis Obispo Community Development Department. In order to ensure adequate parking will be available to meet parking demand for the locations where proposed TDMP off-site parking will be provided within City limits, approval of a temporary or intermittent use approval by the City of San Luis Obispo Community Development Director will be required.
3. On an ongoing basis, the use permit shall be reviewed in the event there is substantiated evidence that the use is not being operated consistent with the project description and conditions of approval; or if documented hazards to pedestrians occur and/or traffic impacts are experienced which were not anticipated by the traffic report and traffic evaluation prepared for the project, or which were not observed or evaluated during the peak event evaluation after one year. In review of the use permit, the reviewing body may add, delete, or modify conditions of approval, or revoke the use permit.

**The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.**

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail:  
[bleveille@slocity.org](mailto:bleveille@slocity.org)

Thank you for considering City Community Development Department comments on the proposed project.

Sincerely,

  
Brian Leveille, AICP  
Senior Planner  
Long Range Planning  
City of San Luis Obispo, Community Development Department

City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)

CC: San Luis Obispo City Council  
Michael Codron, Community Development Director  
Xzandrea Fowler, Deputy Director of Community Development  
Tim Bochum, Deputy Director of Public Works  
Hal Hannula, Supervising Civil Engineer  
Jake Hudson, Traffic Operations Manager



## Community Development

919 Palm Street, San Luis Obispo, CA 93401-3249  
805.781.7170  
[slocity.org](http://slocity.org)

July 7, 2015

Schani Siong  
Department of Planning and Building  
County of San Luis Obispo  
976 Osos St., Rm. 300  
San Luis Obispo, CA 93408

**SUBJECT: Conditional Use Permit application to convert a show barn into an eight unit bed and breakfast; establish an outdoor area as a temporary event venue including incidental dry camping; and increased agriculture with irrigated pasture and vineyards at 4501 Orcutt Road (DRC2014-00134)**

This letter serves as the City of San Luis Obispo's comment letter on the above referenced conditional use permit application.

The 2005 City/County Memorandum of Understanding states that the County and City should work cooperatively to plan for future uses and public services and facilities to improve and maintain area circulation, connections, and to preserve agricultural land and open space, and we appreciate this opportunity to provide input. The Community Development Department has noted important City policies for consideration regarding the proposed change in use within the City of San Luis Obispo's Greenbelt area. The Public Works Department has also provided comments on the traffic study evaluating the intensification of uses on the project site.

### **Water Supply**

Evaluation of the project should include an evaluation of the available long term water supply for the proposed intensification of uses on the site including the conversion of lands to increase agriculture with irrigated pasture and vineyards.

### **Conservation and Open Space Element Policy**

#### **7.7.1 Protect natural communities (Programs 7.7.1 – 7.7.9)**

The City will do the following in support of natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

**7.7.9 Creek setbacks.** Please see the attached Conservation and Open Space Element policies regarding appropriate setbacks to creeks (Figure 8) which may be appropriate to consider in evaluation of the project.

City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)

The previous creek course which appears to have been altered to direct drainage into the pond area (now proposed for conversion an event area) should be evaluated for rehabilitation and possible reconnection to the historical drainage course.

### **Public Works Department Comments**

Residents of the City often use this roadway for trip purposes and also for bicycle riding for both recreational as well as commute purposes. Therefore safety along the roadway is of importance to the City and its residents.

Both the City travel demand model, as well as the SLOCOG traffic model, predict that Orcutt Road volumes will increase as US 101 traffic volumes increase and levels of service worsen. Therefore careful consideration should be given to providing the highest extent of safety and operational efficiency for the roadway even with the rural characteristics that exist at the subject property.

The traffic study only reviews existing conditions and does not anticipate changes due to currently approved projects (in the city and county) or future year scenarios when volumes may increase. In addition, the project description does not describe widening improvements at the existing driveway which is narrow and does not allow for two-way passage.

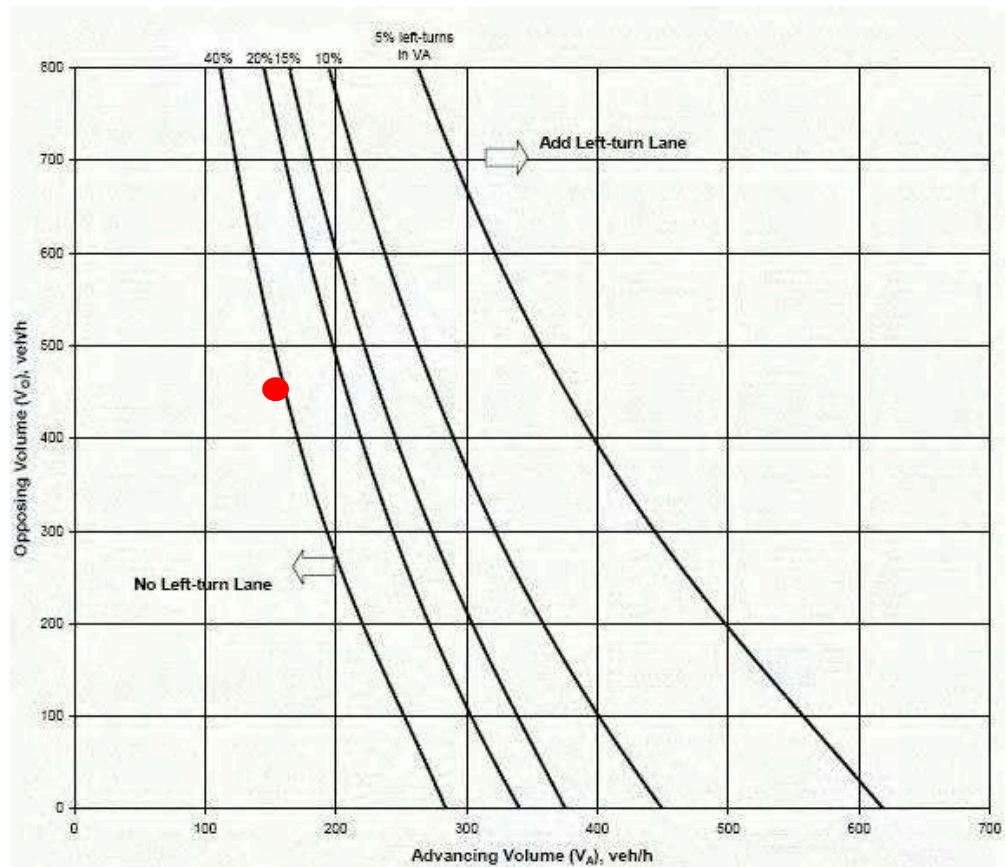
### ***Left Turn Lane Assessment***

The Impact Study uses three different left turn lane warrants to determine if a left turn lane should be installed as part of the project. This discussion is a little confusing to follow but it appears that one warrant is considered satisfied, one is considered not applicable and the third (Missouri MoDOT) is not considered warranted. The consultant uses a 60 MPH operating speed for warrant assessment (page 4) – we concur with this assumption.

However, in considering the Missouri warrants the consultant has opted to use a left turn warrant based upon a *50 MPH* assessment. This has led to a conclusion that the left turn lane may not be necessary at this location. Due to the variable speeds in this segment, the frequent high operating speeds along the corridor and the 55 MPH speed in the northbound direction, we recommend the County consider the use of the 55 MPH and 60 MPH warrant from the Missouri system instead.

These are shown below. Using the volumes identified in the report, the warrants appear to be exceeded and left turn lane should be considered for conditions between 55 and 60 MPH.

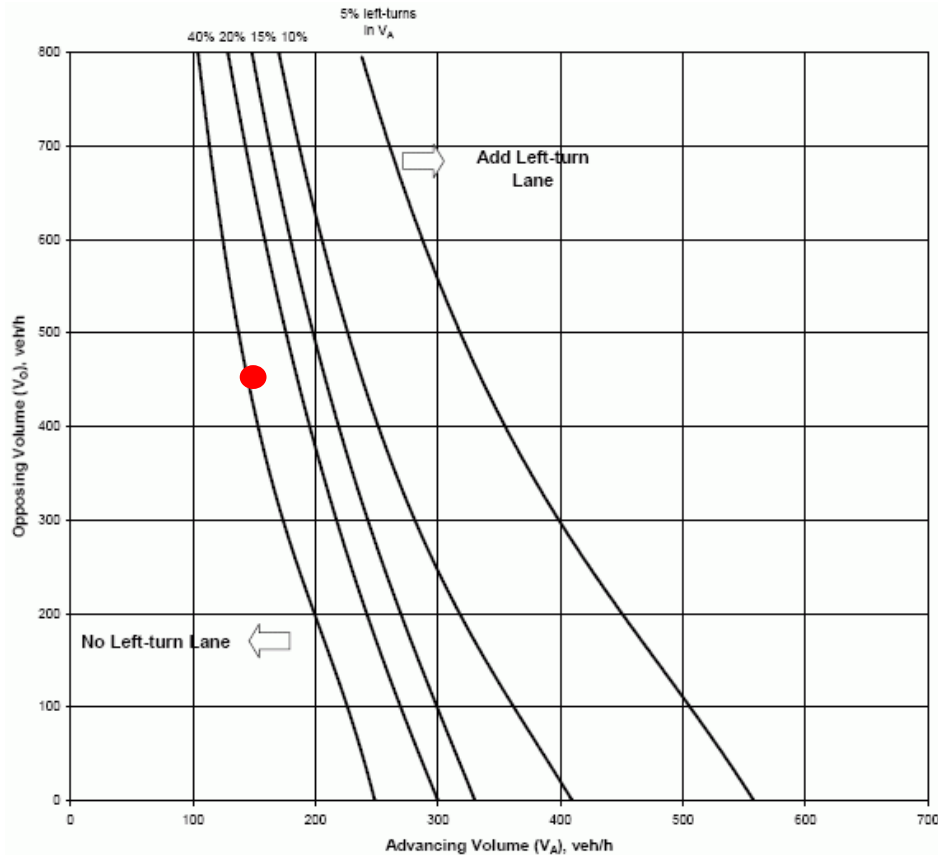
City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)



**Figure 1 – MoDot Left Turn Lane Warrant (55 MPH) 490.9.4**

Opposing: 457; Advancing: 150 (148); 42% Left Turns  
Warrant marginally met

City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)



**Figure 1 – MoDot Left Turn Lane Warrant (60 MPH) 940.9.5**  
Opposing: 457; Advancing: 150 (148); 42% Left Turns  
Warrant *met*

This is the case of Orcutt Road in this vicinity. Advancing traffic speeds are at least 55 MPH and are sometimes higher. Using these warrants along with the NCHRP Report 745 criteria, the County should consider requiring a left turn lane as part of project approval.

Again, the TIS only considers existing conditions of Orcutt Road. It does not include traffic volumes associated with other projects already approved in the area or future conditions forecast in traffic models. The traffic volumes along Orcutt Road will increase, further satisfying the warrants discussed above.

The project description and the traffic impact study identify the existing culvert along Orcutt Road as a constraint to the widening and installation of the left turn lane. The culvert is minor in nature and should not be viewed as a prohibition to making necessary safety improvements, particularly if multiple warrants appear to be justified.

City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)

The City's primary concern with lack of requiring a left turn lane is the potential safety concerns that could arise including the potential for vehicles to use the narrow shoulder to pass left turn stopped vehicles. This could result in bicyclists being exposed to higher risks along the very narrow shoulders in this segment.

#### *Proposed Mitigation*

The project applicant proposes to mitigate the need for a left turn lane by providing mitigation with: "...traffic control and management services (e.g., notification of attendees, signage, remote parking and van pool services, on-site traffic monitors)." While these services help in event operations and can reduce some access issues they are difficult to monitor from a regulatory standpoint, are cumbersome to administer and do not guarantee reductions in potential conflicts along Orcutt Road.

If the County concludes that a left turn lane is not necessary at this time, the City highly recommends that studies be conducted periodically after the project has been fully occupied and project operations be observed for safety and operational issues that may arise. At a minimum a one year and three year assessment should be performed and the project applicant should be required to implement needed improvements when necessary. The City recommends caution in this approach since the only way the improvements may be shown as necessary is to induce traffic collisions or unsafe conditions along Orcutt first, and then mitigation as a result.

#### *Offsite Improvements*

No off site traffic assessment was conducted as part of the impact study. The project will contribute traffic to identified existing problematic locations in the vicinity. The TIS projects this volume could be as high as 248 vehicles in the hour preceding the start of an event (80% of project traffic). This could cause off site locations to become problematic. These include roadways under City jurisdiction and should have been reviewed in the TIS. Payment of the City's Citywide Transportation Impact fee could help mitigate impacts under City/County jurisdiction. Examples include the intersection of Orcutt Road/Tank Farm Road that has been identified as needing operational improvements and the segment of Orcutt Road between Johnson and Tank farm.

Additional impact assessment should be performed to determine if the project impacts these locations with its additional traffic. As an alternative, the project could be conditioned to participate in improvements in these locations or by paying a pro rata share of the necessary improvements. An alternative would be to contribute to the City's Orcutt Area Specific Plan fee program and the City's TIF program.



City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)

***Recommended Conditions of Approval***

**Conditions:**

- 1) The main project driveway should be modified to allow two-way traffic flow and improved turning accessibility along Orcutt Road to minimize stopped vehicles on Orcutt Road, or vehicle use of the narrow shoulder for turning purposes.
- 2) Based upon the high operating speeds and volumes of traffic on Orcutt Road and the additional traffic generated by the project, a left turn lane should be installed prior to occupancy of the project.
- 3) If the County determines that a left turn lane is not necessary as part of project occupancy, traffic safety and other after studies should be performed to determine if safety or operational issues have resulted. It is suggested at a minimum these studies be conducted at one (1) and three (3) years after full operations of the project. The applicant should be required to install necessary improvements along Orcutt Road resulting from changed conditions caused by the project.
- 4) Conduct additional traffic assessment to verify area roadways are not worsened by project traffic. These include the intersection of Tank Farm Road/Orcutt Road as well as Orcutt between Johnson Avenue and Tank Farm Road. The project should participate in improvements, as necessary, at locations where impacts are identified.

**The City requests to continue to be notified/consulted on further project review such as any significant project modifications, environmental review, and upcoming hearings.**

Please feel free to contact me if you have any questions or would like to arrange a meeting. I can be contacted by phone at 805-781-7166, or by e-mail:

[bleveille@slocity.org](mailto:bleveille@slocity.org)

Thank you for considering City Community Development Department comments on the proposed project.

Sincerely,

  
Brian Leveille, AICP  
Senior Planner  
Long Range Planning  
City of San Luis Obispo, Community Development Department

City of San Luis Obispo referral response  
Vanderhorst (DRC2014-00134)

Attachments: Conservation and Open Space Element Programs 7.7.1-7.7.9

CC: San Luis Obispo City Council  
Derek Johnson, Community Development Director  
Tim Bochum, Deputy Director of Public Works  
Hal Hannula, Supervising Civil Engineer  
Jake Hudson, Traffic Operations Manager



## Conservation and Open Space

### THE GENERAL PLAN

be selective (its effect limited to the target species so far as possible), and it shall be applied selectively.

#### 7.7 Programs

##### **7.7.1 Protect natural communities.**

The City will do the following in support of natural communities and will encourage individuals, organizations, and other agencies to take the same actions within their areas of responsibility and jurisdiction:

##### **7.7.2 Implement the Natural Communities policies above.**

##### **7.7.3 Participate in any area-wide planning efforts such as Habitat Conservation Plans under the U.S. Endangered Species Act.**

##### **7.7.4 Participate in environmental review conducted by other agencies for projects that could affect natural communities in the San Luis Obispo planning area.**

##### **7.7.5 Develop and maintain current benchmark information on habitat types and conditions.**

For listed species, species of local concern and California Native Plant Society listed species, develop and maintain benchmark information on the known and likely locations of populations, population number and density estimates, limiting factors, environmental threats and other pertinent information for use in planning and environmental review.

##### **7.7.6 Replace invasive, non-native vegetation with native vegetation.**

The City and private development will protect and enhance habitat by removing invasive, non-native vegetation that detracts from habitat values and by replanting it with native California plant species. The Natural Resources Manager will prioritize projects and enlist the help of properly trained volunteers to assist in non-native vegetation removal and replanting when appropriate.

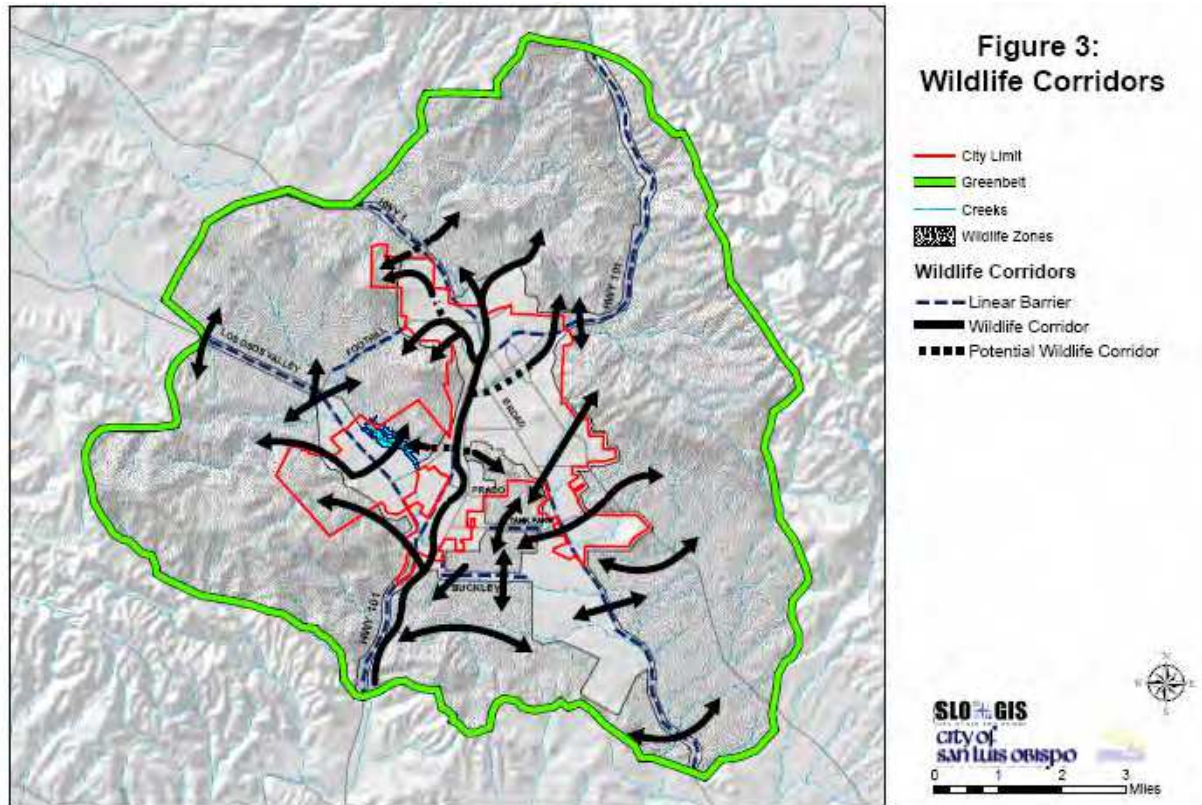
##### **7.7.7 Preserve ecotones.**

Condition or modify development approvals to ensure that "ecotones," or natural transitions along the edges of different habitat types, are preserved and enhanced because of their importance to wildlife. Natural ecotones of particular concern include those along the margins of riparian corridors, marshlands, vernal pools, and oak woodlands where they transition to grasslands and other habitat types.

##### **7.7.8 Protect wildlife corridors.**

Condition development permits in accordance with applicable mitigation measures to ensure that important corridors for wildlife movement and dispersal are protected. Features of particular importance to wildlife include riparian corridors, wetlands, lake shorelines, and protected natural areas with cover and water. Linkages and corridors shall be provided to maintain connections between habitat areas.

### Figure 3: Wildlife Corridors



## THE GENERAL PLAN

### 7.7.9 Creek Setbacks.

As further described in the Zoning Regulations, the City will maintain creek setbacks to include: an appropriate separation from the physical top of bank, the appropriate floodway as identified in the Flood Management Policy, native riparian plants or wildlife habitat and space for paths called for by any City-adopted plan (Figure 4). In addition, creek setbacks should be consistent with the following:

- A. The following items should be no closer to the wetland or creek than the setback line: buildings, streets, driveways, parking lots, above-ground utilities, and outdoor commercial storage or work areas.
- B. Development approvals should respect the separation from creek banks and protection of floodways and natural features identified in part A above, whether or not the setback line has been established.
- C. Features which normally would be outside the creek setback may be permitted to encroach where there is no practical alternative, to allow reasonable development of a parcel, consistent with the Conservation and Open Space Element.
- D. Existing bridges may be replaced or widened, consistent with policies in this Element. Removal of any existing bridge or restoration of a channel to more natural conditions will provide for wildlife corridors, traffic circulation, access, utilities, and reasonable use of adjacent properties.

### 7.7.9 Tree Committee.

The Tree Committee will help implement Natural Communities policies through expanded tree preservation and planting programs.



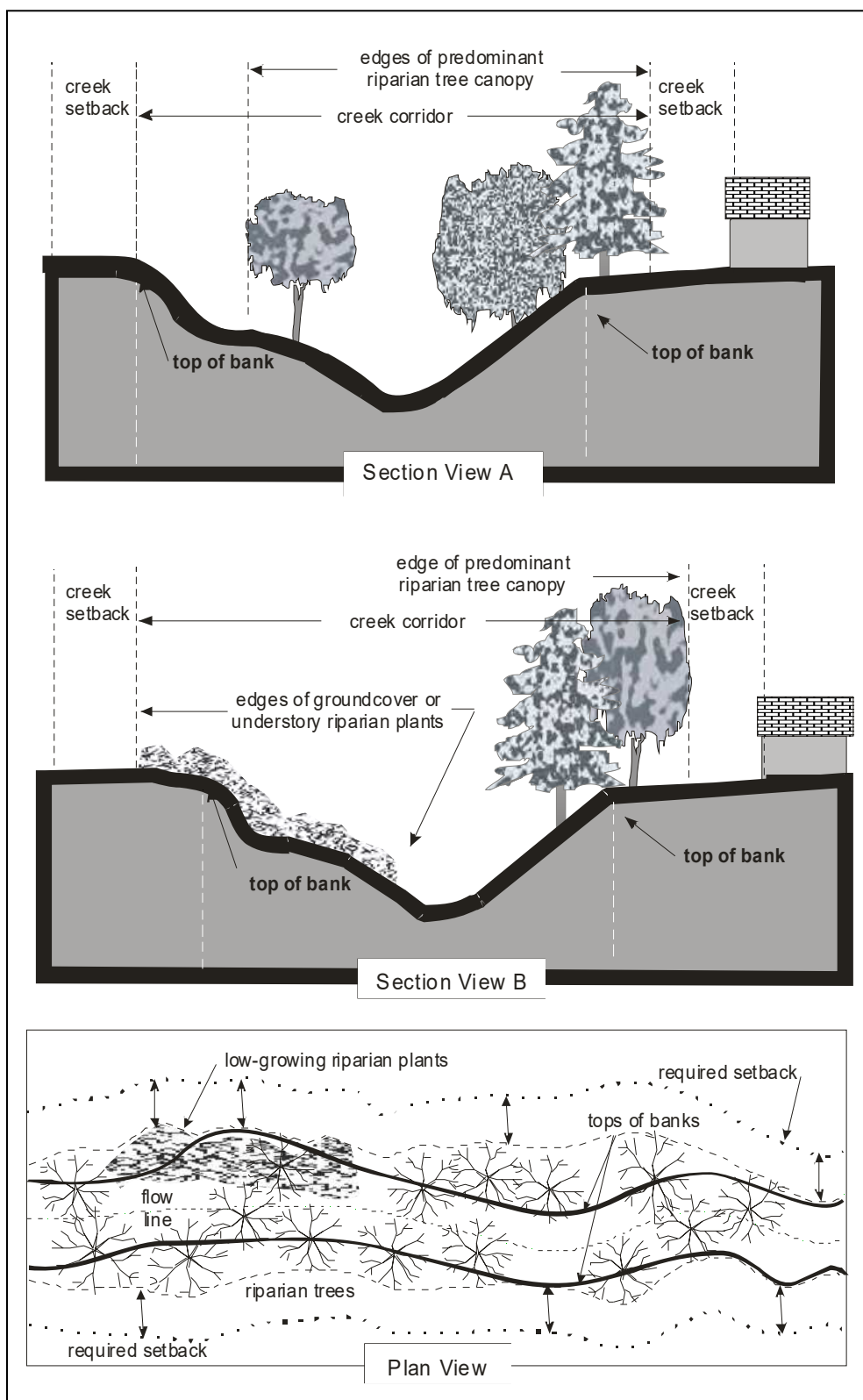
*Mature Coast Live Oak on the lower flanks of Bishop Peak*





THE GENERAL PLAN

FIGURE 4: CREEK CORRIDOR AND SETBACKS




**BIKE SLO COUNTY**
**bikeslocounty.org**

Schani Siong, Project Planner  
 SLO County Department of Planning and Building  
 976 Osos Street, Rm. 300  
 San Luis Obispo CA 93408

April 18, 2016

Re: La Lomita Ranch Equestrian, B&B & Events Project, Orcutt Road

Bike SLO County appreciates the opportunity to comment on the proposed La Lomita Ranch Equestrian Facility, Bed & Breakfast and Event project at 4501 Orcutt Road in unincorporated San Luis Obispo County.

Orcutt Road has been a popular route for local bicyclists and runners for decades. Its rolling terrain and spectacular views of the Morros also provide an idyllic setting for two challenging events: the SLO Triathlon and SLO Marathon and Half Marathon. Touring bicyclists have also discovered Orcutt Road as a pathway to Edna Valley's vineyards, horse farms and to Lopez Lake.

Orcutt Road's inconsistent shoulders or lack thereof didn't make much difference in the past because there was little traffic. That situation has recently changed as a result of significant increases in commuter traffic by south county residents who work in San Luis Obispo seeking options to congested Highways 101 and 227. Most bicyclists now avoid Orcutt Road during weekday commute hours and when 3/S Ranch-James Spreafico's construction aggregate mine at 7900 Orcutt Road is operating. This mining operation's conditional use permit allows a maximum of 100 one-way gravel truck trips per day from 7 a.m. to 6 p.m. Monday through Friday and for four hours on Saturdays between 8 a.m. and 5 p.m. The cumulative effect of traffic associated with wine industry activities adds to the quandary.

That's why Bike SLO County is deeply concerned that the proposed La Lomita Ranch Equestrian Facility, Bed & Breakfast and Events project will result in major conflicts with bicyclists and runners unless significant improvements are required on Orcutt Road for the entire length of the property. The conflicts and proposed solutions follow:

-Southbound bicyclists can easily coast 25 mph down the hill to the La Lomita driveway. Many southbound motorists bound for the events planned for nearly every weekend will pass by the descending bicyclists and turn right into the driveway, forcing bicyclists to brake to prevent hitting the vehicles. Since it's likely that many motorists will arrive in a narrow time frame for these events, they will follow the vehicle in front of them and turn without looking to determine if there are southbound bicyclists on the roadway. This situation is dangerous and extremely stressful for bicyclists trying to avoid strings of vehicles turning right in front of them. The problem will be exacerbated with multiple large vehicles pulling horse trailers.

-When the events are over, there will be multiple motorists leaving the La Lomita site in a


**BIKE SLO COUNTY**
**bikeslocounty.org**

narrow time frame. We anticipate that many motorists turning left (northbound) onto Orcutt Road will pull out regardless of whether southbound bicyclists are descending toward the driveway. Many will simply misjudge how fast bicyclists are traveling. Motorists are notoriously in a hurry and often desperate to turn left when there is heavy traffic and will expect bicyclists to wait for them. In addition, there is the sheep effect in which one motorist simply follows the motorist ahead of him or her without looking to see if it's safe to proceed. At least some of these drivers will be under the influence of alcohol served at these events, impairing their judgment even further. Again, the problem will be exacerbated with multiple large vehicles pulling horse trailers turning left.

-When a northbound motorist is making a left turn into the driveway, many motorists directly behind the vehicle will use the shoulder to pass on the right because they don't want to wait. Motorists often don't look to see if there is a bicyclist on the roadway. This problem will be exacerbated if there is southbound traffic and the road is temporarily blocked by a motorist trying to turn left.

-We seriously question whether the conditions proposed are adequate to determine if the events will attract fewer than 100 peak hour traffic counts so the applicant can avoid installation of a left turn lane. Who is going to enforce the transportation demand management plan that calls for event-goers to be transported by shuttle vehicles? Self-enforcement is not acceptable. We also want the estimated vehicle counts for employees, vendors and other support staff who will be driving to the site during active periods.

Proposed conditions:

-Class 2 bike lanes should be required for the full length of the property both south and northbound. The current shoulders do not meet Class 2 standards at the posted speed limit, and there is no shoulder on the bridge at the bottom of the hill, forcing bicyclists into the traffic lane.

-A southbound right turn lane and center turn lane for left turns from northbound Orcutt and for motorists turning left from the driveway should be required.

-Bicycle parking for both employees and guests should be required at the project site. La Lomita is a short bike ride from San Luis Obispo and employees and guests should be encouraged to ride to events.

-We encourage more exploration by the applicant and county regarding ingress/egress options to best suit the project, including a split driveway setup or "no left turns" out of the project site.

-Warning signs must be posted well in advance of the project's access that both northbound and southbound motorists and bicyclists descend the hill at high rates of speed.





**BIKE SLO COUNTY**

**bikeslocounty.org**

Bike SLO County is supported by more than 4,800 individuals throughout the region who believe safer complete roads for biking, walking and driving are essential to communitywide well-being.

Sincerely,

Lea Brooks  
Bike SLO County Board Member and Advocacy Team Chair

CC: Dale Sutliff, Myron "Skip" Amerine, Dan Rivoire and Michelle Matson



{In Archive} Fw: REVISED: DRC2014-00134 VANDERHORST, South County  
E-Referral, CUP, San Luis Obspo  
Craig Piper to: Schani Siong

05/08/2015 11:17 AM

Archive: This message is being viewed in an archive.

Hi Schani,

I've had an opportunity to review the attached project referral. I don't have much in the way of comments. I do have two though.

First, It appears there aren't any new structures, although, there is a new roof for an existing arena. If there any new structures, they should be reviewed by the FAA for obstructions. Given the distance from the airport, it's unlikely anything will be that talk. However, the process should be done by the applicant for their protection as well as the protection of the airspace. Here is a link to the FAA website:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

There is a Notice Criterial Tool on the left side of the page. This can be used to see if anything will need to be submitted to the FAA. The applicant will need to know a few things such as the latitude and longitude of the nearest point of the tallest new structure to the airport, the overall height as well as the site elevation. This tool will tell the applicant immediately if any further action is required.

The second item is an Avigation Easement. Due to the location of the property under the flight pattern, if an easement isn't already in place one should be established.

No further comments.

Thank you,

Craig Piper  
Assistant Director  
Department of Airports  
County of San Luis Obispo  
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 05/08/2015 11:05 AM -----

From: Mail for PL\_Referrals Group  
To:  
Cc: Schani Siong/Planning/COSLO@Wings, Donna Hawkins/Planning/COSLO  
Date: 05/07/2015 01:57 PM  
Subject: REVISED: DRC2014-00134 VANDERHORST, South County E-Referral, CUP, San Luis Obspo  
Sent by: Donna Hawkins

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Supplemental applicant information has been appended to the previous e-referral package. Please use this link to access the revised referral package:

[Direct link to REVISED VANDERHORST referral package.](#)

San Luis Obispo County  
Planning & Building Department

**DRC2014-00134 VANDERHORST, South County E-Referral, CUP, San Luis Obispo**

\*\*\*\*\*

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

**Please comment on all issues that you see may be associated with this project.**

Please respond to this referral within 14 days of receiving this e-mail.

**Community Advisory Groups, please respond within 60 days of receiving this e-mail.**

Direct your comments to the planner, Schani Siong at 781-4374 or [ssiong@co.slo.ca.us](mailto:ssiong@co.slo.ca.us).

\*\*\*\*\*

**Community Advisory Groups:** You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

\*\*\*\*\*

[Direct link to VANDERHORST referral package](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 04/28/2015

Planner: Schani Siong

Applicant Name: Vanderhorst

Case Number: DRC2014-00134

Project Description: CUP

APN: 044-042-010

\*\*\*\*\*

**Referral Response:**

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

**Agencies:**

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

**Community Advisory Groups:**

## ATTACHMENT 4

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Donna Hawkins  
Current Planning Division  
dhawkins@co.slo.ca.us  
805-788-2009  
Fax 805-781-1242



Air Pollution Control District  
San Luis Obispo County

May 21, 2015

Schani Siong  
SLO County Department of Planning & Building  
County Government Center  
San Luis Obispo CA 93408

SUBJECT: APCD Comments Regarding the Vanderhorst Bed and Breakfast, Event Venue, Dry Camping Project Referral. (DRC2014-00134)

Dear Ms. Siong,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the above referenced project. The proposed project will include a conditional use permit to convert an existing 3,319 square foot (s.f.) show barn into an eight-unit bed and breakfast; establish an outdoor area as a temporary event venue including incidental dry camping; and increase agriculture with irrigated pasture and vineyards. The project is located at 4501 Orcutt Road in San Luis Obispo. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

CONSTRUCTION PHASE IMPACTS

The APCD evaluated the construction impacts of this project using the most recent CalEEMod computer model for estimating construction emissions related to the development of land uses. The modeling results indicate that the construction phase impacts will likely be less than the APCD's significance threshold values identified in Table 2-1 of the CEQA Air Quality Handbook (available at the APCD web site: [www.slocleanair.org](http://www.slocleanair.org)). **Therefore, with the exception of the requirements below, the APCD is not requiring other construction phase mitigation measures for this project.**

Naturally Occurring Asbestos

Naturally occurring asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has



*Project Referral Vanderhorst Bed and Breakfast, Event Venue, Dry Camping  
May 21, 2015  
Page 2 of 6*

identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at [www.slcleanair.org/business/asbestos.php](http://www.slcleanair.org/business/asbestos.php).

#### Demolition Activities

##### Demolition of Asbestos Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 and also go to <http://slcleanair.org/business/asbestos.php> for further information. To obtain a Notification of Demolition and Renovation form go to the "Other Forms" section of: <http://slcleanair.org/business/onlineforms.php>.

#### Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

#### Dust Control Measures

The project, as described in the referral, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **APCD staff recommends the following measures be incorporated into the project to control dust:** Projects with grading areas that are less than 4-acres and that are not within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to significantly reduce fugitive dust emissions, to manage fugitive dust emissions such that they do not exceed the APCD 20% opacity limit (APCD Rule 401) and minimize nuisance impacts:

- a. Reduce the amount of the disturbed area where possible;

*Project Referral Vanderhorst Bed and Breakfast, Event Venue, Dry Camping  
May 21, 2015  
Page 3 of 6*

- b. Use water trucks, APCD approved dust suppressants (see Section 4.3 in the CEQA Air Quality Handbook), or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the District's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible. **Please note that since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- c. All dirt stock-pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding, soil binders or other dust controls are used;
- e. All of these fugitive dust mitigation measures shall be shown on grading and building plans; and,
- f. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below 20% opacity. Their duties shall include holidays and weekend periods when work may not be in progress.

#### Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

**To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

#### OPERATIONAL PHASE IMPACTS-

Based on the APCD operational phase emission estimates using the most recent CalEEMod



*Project Referral Vanderhorst Bed and Breakfast, Event Venue, Dry Camping  
May 21, 2015  
Page 4 of 6*

computer model, for estimating operational emissions related to the development of land the operational phase would likely be less than the APCD's significance threshold values identified in Table 3-2 of the CEQA Air Quality Handbook for ROG+NOx, however sufficient information was not provided to determine compliance with the PM10 threshold (see comment below)

**Therefore, with the exception of the requirements below, the APCD is not requiring other operational phase mitigation measures for this project.**

Special Event Mitigation

Unpaved parking area and road can be a major source of dust. The project referral did not specify if the parking areas, camping area and road ways will be paved or unpaved. The project proponent will need to provide details on the surfacing of these areas and the methods that will be employed to control dust. If the areas are unpaved, particulate matter from the roadways and parking areas will need to be quantified and mitigation measures proposed as appropriate.

If the emission estimate demonstrates an exceedance of the APCD's PM<sub>10</sub> significance threshold of 25 lbs/day, then the following mitigation is required on the day(s) of the special event:

- a. Designated parking locations shall be:
  1. Paved when possible;
  2. Plant fast germinating non-invasive grass or low cut dense vegetation; or,
  3. Treated with a dust suppressant (see Technical Appendix 4.3 of the APCD's CEQA Handbook) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
- b. For these unpaved sections, implement one of the following:
  1. For the life of the project, pave and maintain the roads, driveways, and/or parking areas; or,
  2. For the life of the project, maintain the unpaved roads, driveways, and/or parking areas with a dust suppressant (See Technical Appendix 4.3 of the APCD's CEQA Handbook for a list of APCD-approved suppressants) such that fugitive dust emissions do not exceed the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402).
  3. Also, to improve the dust suppressant's long-term efficacy, the applicant shall also implement and maintain design standards to ensure vehicles that use the on-site unpaved road are physically limited (e.g., speed bumps) to a posted speed limit of 15 mph or less.

The applicant may propose alternative measures of equal effectiveness by contacting the APCD's Planning Division at 781-5912.

Agricultural Burning

**Agricultural operations must obtain an APCD Agricultural Burn Permit to burn agricultural vegetation on Permissive Burn Days. The ARB provides educational handbooks on agricultural burning (English and Spanish) to growers which are available at the following website: [arb.ca.gov/smp/progdev/pubeduc/agburnhandbook.pdf](http://arb.ca.gov/smp/progdev/pubeduc/agburnhandbook.pdf)**



*Project Referral Vanderhorst Bed and Breakfast, Event Venue, Dry Camping  
May 21, 2015  
Page 5 of 6*

Equestrian Facility -

Another potential source of fugitive dust can come from equestrian facilities, which may be a nuisance to local residents. To minimize nuisance impacts and to reduce fugitive dust emissions from equestrian facilities the following mitigation measures should be incorporated into the project:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust emissions from exceeding the APCD 20% opacity limit for greater than 3 minutes in any 60 minute period (APCD Rule 401) or prompt nuisance violations (APCD Rule 402). Increased watering frequency whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible. **Please note that since water use is a concern due to drought conditions, the project proponent shall consider the use of an APCD-approved dust suppressant where feasible to reduce the amount of water used for dust control.** For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook;
- Permanent dust control measures shall be implemented as soon as possible following completion of any soil disturbing activities;
- All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Air District;
- All access roads and parking areas associated with the facility shall be paved to reduce fugitive dust; and,
- A person or persons shall be designated to monitor for dust and implement additional control measures as necessary to prevent transport of dust offsite. The monitor's duties shall include holidays and weekend. The name and telephone number of such persons shall be provided to the Air District prior to operation of the arena.

Fire Pits

If the project proponent is planning on including fire pits in the project, the following comments apply related to operational phase impacts.

Recent studies that examined the impact of bonfires/campfires on public health showed that smoke from bonfires/campfires impacted air quality in nearby residential areas. To address air quality impacts; APCD recommendations are as follows:

- Locate fire pits at least 700 feet from the nearest residence; or,
- Fire pits should be at least 100 feet apart (If a city has 15 or fewer fire pits, they must be separated by at least 50 feet); and,
- Fire pits should not be used when air quality for fine particulates (PM2.5) is forecasted to exceed 100 on the Air Quality Index (AQI). Based on historical air quality data, the AQI is expected to rarely exceed 100 in the vicinity of this project.

**If fire pits are included in the project, the APCD recommends that the facility operator prohibit fire pit use during poor air quality conditions. The APCD also recommends locating the fire pits:**

- **at least 100 feet apart; and,**
- **as far as feasible from the hotel/motel units; and,**
- **at least 700 feet from the nearest residence.**

## ATTACHMENT 4

*Project Referral Vanderhorst Bed and Breakfast, Event Venue, Dry Camping*  
*May 21, 2015*  
*Page 6 of 6*

As defined in APCD's Rule 402, a person shall not discharge, from any source whatsoever, such quantities of air contaminant or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or public, or which cause or have a natural tendency to cause, injury or damage to business or property. **If fire pits are included in the project and have the potential to cause nuisance impacts, the facility operator needs to proactively take steps to reduce these impacts.**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-4667.

Sincerely,



Melissa Guise  
Air Quality Specialist

MAG/arr

cc: Ms. Rebecca Vander Horst  
Tim Fuhs, Enforcement Division, APCD  
Gary Willey, Engineering Division, APCD  
Arianna Melendez, Studio Design Group

Attachments: 1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

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Air Pollution Control District  
San Luis Obispo County

## Naturally Occurring Asbestos Construction and Grading Project Form

<b>Applicant Information/Property Owner</b>		<b>Project Name</b>	
<b>Address</b>		<b>Project Address</b>	
<b>City, State, Zip</b>		<b>City, State, Zip</b>	
<b>Email for Contact Person</b>		<b>Project Site Latitude, Longitude</b>	<b>Assessors Parcel Number</b>
<b>Phone Number</b>	<b>Date Submitted</b>	<b>Agent</b>	<b>Phone Number</b>
<b>Check Applicable</b>	<b>DESCRIPTION (attach applicable required information)</b>	<b>APCD REQUIREMENT 1</b>	<b>APCD REQUIREMENT 2</b>
	Project is subject to NOA requirements but NOT disturbing NOA (See Website Map) <a href="http://www.slocleanair.org/business/asbestos.php">http://www.slocleanair.org/business/asbestos.php</a>	Geological Evaluation	Exemption Request Form
	Project is subject to NOA requirements and project is disturbing NOA - more than one acre	Geological Evaluation	Dust Control Measure Plan
	Project is subject to NOA requirements and project is disturbing NOA - one acre or less	Geological Evaluation	Mini Dust Control Measure Plan

***Please note that the applicant will be invoiced for any associated fees.***

### REQUIRED APPLICANT SIGNATURE:

Legal Declaration/Authorized Signature

Date

APCD OFFICE USE ONLY				
Geological Evaluation	Exemption Request Form	Dust Control Measure Plan		Monitoring, Health and Safety Plan
Approved Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>		Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>
Comments:	Comments:	Comments:		
APCD Staff:	Date Received:	Date Reviewed	OIS Site #	OIS Proj #
Invoice No.	Basic Fee	Additional Fees	Billable Hrs	Total Fees

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Air Pollution Control District  
San Luis Obispo County

## Naturally Occurring Asbestos Construction & Grading Project Exemption Request Form

<b>Applicant Information/ Property Owner</b>		<b>Project Name</b>	
<b>Address</b>		<b>Project Address</b>	
<b>City, State, Zip</b>		<b>City, State, Zip</b>	
<b>Email Address</b>		<b>Project Site Latitude, Longitude</b>	<b>Assessors Parcel Number</b>
<b>Phone Number</b>	<b>Date Submitted</b>	<b>Agent</b>	<b>Phone Number</b>

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout **"ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS - Geological Evaluation Requirements."** See the APCD Website map: <http://www.slocleanair.org/business/asbestos.php>

**NOTE: A basic exemption evaluation fee of \$172.00 will be charged.**

### APPLICANT MUST SIGN BELOW:

*I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.*

Legal Declaration/Authorized Signature	Date:

OFFICE USE ONLY - APCD Required Element - Geological Evaluation			
Date Received:	Date Reviewed:	OIS Site #:	OIS Project #:
	APCD Staff:	Approved	Not Approved
Comments:			

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SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2015

TO: Env. Health

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
South County Team / Development Review

RECEIVED

APR 29 2015

**PROJECT DESCRIPTION:** DRC2014-00134 VANDERHORST - Proposed conditional use permit to convert an existing 3,319 sf show barn into an eight-unit bed & breakfast; establish an outdoor area as a temporary event venue including incidental dry camping; and increase agriculture with irrigated pasture and vineyards. Site location is 4501 Orcutt Rd, San Luis Obispo. APN: 044-042-010

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Please see attached.

5/22/15  
Date

[Signature]  
Name

x5551  
Phone





COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

**Public Health Department**

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



**Public Health**  
Prevent | Promote | Protect

May 22, 2015

To: Schani Siong  
South County Team / Development Review

From: Environmental Health  
Leslie Terry

Project Description: DRC2014-00134, Vanderhorst CUP  
APN 044-042-010

Construction of any new food facility (the Bed & Breakfast) will require a plan check with this office. Applicant to contact Kerstin Hewitt at (805) 781-5546 with any questions regarding the food facility plan check process or for guidance on the B&B.

Use only licensed caterers or mobile food facilities for public events where food may be served. Be advised that the warming kitchen for the B&B will not be required to be constructed to commercial standards, however, if the applicant proposes to make this kitchen available to caterers, then it shall be constructed to commercial standards. Reference attached chart for additional details regarding event requirements.

Information in the referral package indicates that between the proposed temporary events, the staff and the B&B that the site will likely have more than 25 persons per day on site for 60 days out of the year. If this is true, then a transient non-community water permit will be required for the water supply at this facility. See attached flow chart for information on types of water systems. Contact Leslie Terry at (805) 781-5551 with any questions regarding the water supply at this facility.

Verity well and septic locations meet the minimum separation requirements.

Solid waste shall be removed from the site by an authorized collection service and disposed of in an approved Solid Waste Facility. Applicant shall have a manure management plan in place.

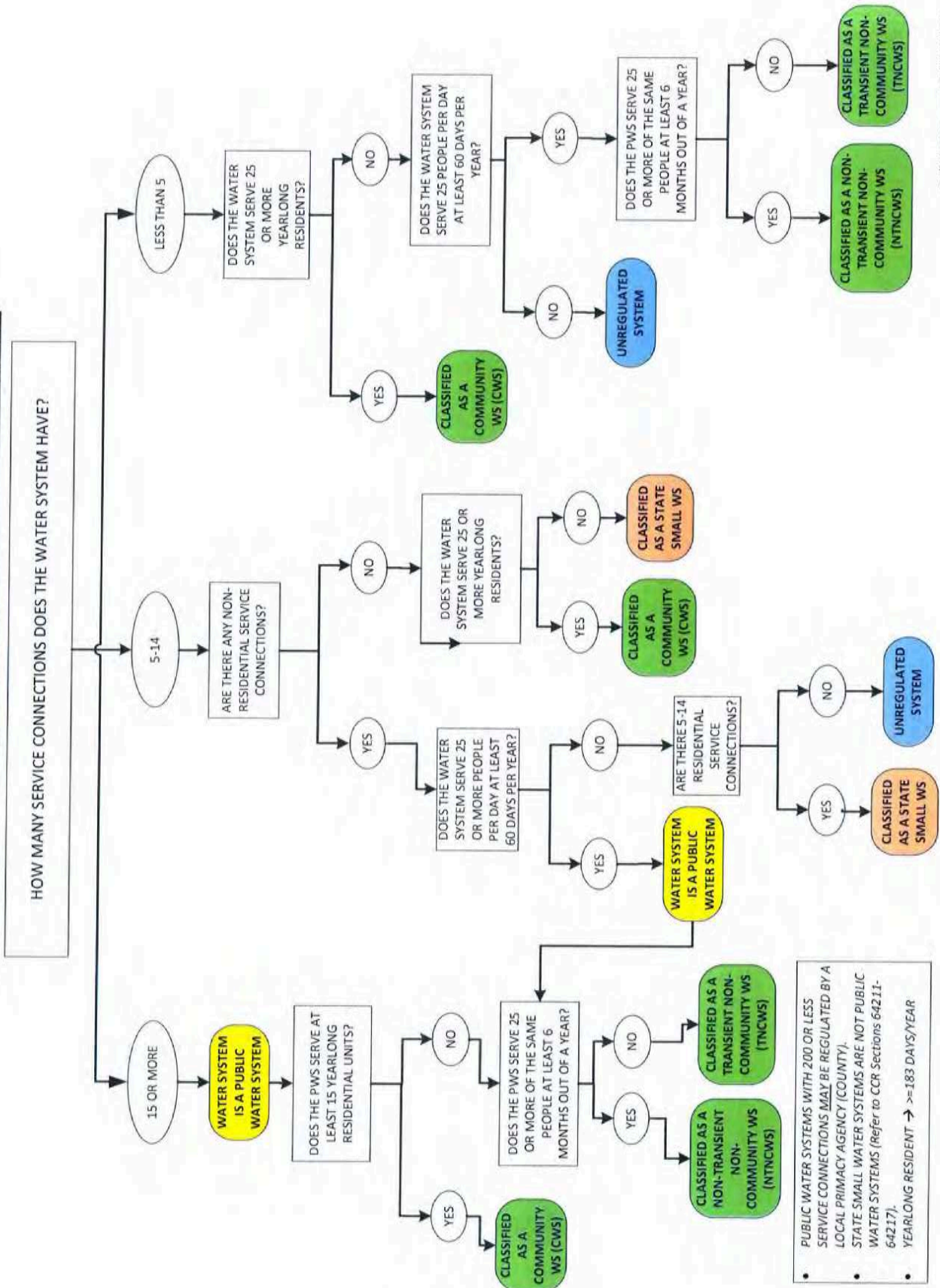
If plan review for cross connection determines a device is necessary, then an annual device test requirement shall be added as a condition of this CUP.

	Private Event	Public Event	Public Event in Conjunction with a Community Event
Food Service	None	Utilize licensed caterers or licensed mobile food facilities	Utilize licensed caterers, licensed mobile food facilities or licensed temporary food facilities
Water Supply	None*	Food service must be supplied with a source of Potable Water as defined in H&S Code	Food service must be supplied with a source of Potable Water as defined in H&S Code
Solid Waste	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility	Removed from site by an authorized collection service and disposed of in an approved Solid Waste Facility
Liquid Waste	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event	Disposed of in an approved on-site wastewater disposal system or via portable restrooms / tanks which are serviced daily and removed from site at the conclusion of the event
Hazmat	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law	All hazardous waste created by or brought to this event shall be handled and disposed of pursuant to State law

\* should the site have >60 days/year with 25 or more persons, then the site will need to create a Transient Non-community water system



# **DECISION TREE FOR CLASSIFICATION OF WATER SYSTEMS**







**Re: DRC2014-00134 VANDERHORST, South County E-Referral, CUP, San Luis Obispo**

**Michael Stoker** to: Schani Siong  
Cc: Cheryl Journey, Martin Mofield, Stephen Hicks

05/04/2015 09:59 AM

Schani,

Please find the building departments comments for DRC2014-00134 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of converting an existing 3,319 sq. ft barn into an eight unit bed & breakfast and establishing a covered assembly area. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project as it's a mixed use building per BPC 5536.1.
- 2) The occupancy classification and Type of Construction for both the B&B and outdoor assembly area will need to be noted on the cover sheet of the plans.
- 3) Separate building on the lot will need to be provided with separate building permit applications at the time of permit submittal.
- 4) Any fire resistive walls or ceilings due to occupancy separations will need to be detailed on the plans to comply with the requirements of with CBC, including Chapter 5, 6 and 7.
- 5) Please specify the distance between structures on the plans to verify compliance with CBC Chapter 6 and 7.
- 6) The fire and smoke protection features (i.e. exterior walls, projections, openings, rated wall assemblies, shaft enclosures, parapet, etc) shall be shown, calculated and detailed on the plans to comply with CBC, including Chapter 7.
- 7) The interior finishes (floors, ceiling, walls, insulation, etc) will need to be shown on the plans to comply with CBC, including Chapter 8.
- 8) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 9) The accessibility elements throughout will need to be shown on the plans to comply with CBC, including Chapter 11B. (I.e. accessible parking, path of travel, restroom design, etc.)
- 10) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.

- 11) Provide isometric / single line drawings for the electrical, plumbing, and mechanical elements to verify compliance with the 2013 versions of the California Electrical, Plumbing, and Mechanical Codes.
- 12) Energy Calculations will need to be provided to verify compliance with 2013 California Energy Code.
- 13) Compliance with the 2013 California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be show on the plans.
- 14) The building is changing occupancy, therefore sprinklers will be required. Please submitted plans and supporting calculation as the sprinklers will be required under a separate permit application. Also, the event arena will need to be sprinklered as well.
- 15) Show the layout and configuration of the existing caretakers unit. We can't find any permit history showing this unit has been permitted when the barn was built.
- 16) The septic system may need to be upgraded or a new system installed for the increase in usage due to the new established occupancy.

Thanks

Michael Stoker

Building Division Supervisor, CASp

805.781.1543



## ATTACHMENT 4



### COALITION PARTNERS:

Arroyo Grande Community Hospital  
Boys and Girls Club – South County  
Cal Poly University  
Art and Design Department  
Center for Sustainability  
Food Science & Nutrition Department  
Kinesiology Department  
Landscape Architecture Department  
STRIDE  
CenCal Health  
Central Coast Ag Network  
City of San Luis Obispo  
Parks and Recreation Department  
Community Action Partnership of  
SLO County, Inc.  
Dairy Council of California  
Diringer Associates  
Equilibrium Fitness  
First 5 Commission of SLO  
French Hospital Medical Center  
Juiciful Creative Consulting  
Kennedy Club Fitness  
Lillian Larsen Elementary School  
Living the Run  
Lucia Mar Unified School District  
Network for a Healthy California –  
Gold Coast Region  
North County Farmers Market Assoc.  
Oceano Community Center  
Paso Robles Library & Recreation Services  
Rideshare – Safe Routes to School  
San Luis Sports Therapy  
San Miguel Joint Unified School District  
San Miguel Resource Connection  
SLO Bicycle Coalition  
SLO Council of Governments  
SLO County Board of Supervisors  
SLO County Health Commission  
SLO County Office of Education  
SLO County Parks  
SLO County Planning and Building  
SLO County Public Health  
SLO Food Bank Coalition  
The Community Foundation SLO County  
UC Cooperative Extension  
YMCA of SLO County

May 18, 2015

TO: Schani Siong, San Luis Obispo County Planning

FROM: HEAL-SLO - Healthy Communities Work Group

RE: DRC2014-00134 VANDERHORST

The Healthy Communities Work Group has reviewed the proposed conditional use permit. We have concerns about the health and safety effects of this project.

The roads surrounding this property are popular for recreational bicyclists in San Luis Obispo County. We are concerned that this property would increase vehicular traffic in the area and pose a risk to cyclists. We encourage development that promotes healthy and active lifestyles, and this project does not support the health and safety of community members.

Additionally, we are concerned about the consistent volume of traffic due to the high number of planned events, and therefore recommend a lower quantity of events to be permitted.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

*HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.*



ATTACHMENT 4  
SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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**MEMORANDUM**

Date: ~~May 7, 2015~~ ~~March 8~~ May 31, 2016

To: Schani Siong, Project Planner

From: ~~Tim Tomlinson~~ Glenn Marshall, Development Services

Subject: **Public Works Comments on DRC2014-00134, Vanderhorst CUP, Orcutt Rd., San Luis Obispo, APN 044-042-010**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

---

**~~PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:~~**

- ~~1. We have reviewed and have comments on the April 17, 2015 Central Coast Transportation Consulting report that need to be addressed, see attached.~~
- ~~2. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.~~

---

**Public Works Comments:**

- ~~A. The recommended conditions of approval reflect the latest (November 17, 2015) Central Coast Transportation Consulting traffic report.~~
- ~~A. Based on the attendance proposed project triggers frontage road improvements per Resolution 2008-152.~~
- ~~B. Based on the traffic report the project may require left and right turn channelization.~~
- ~~C.B.~~ Project site may does not appear to be located within the City of San Luis Obispo Sphere of Influence per Memorandum of Agreement (MOA) approved by the Board on October 18, 2005. City has requested road impact fees may be applicable to this project because it may impact intersections in their jurisdiction. Public Works supports

ATTACHMENT 4

the City's request. The MOU may be considered applicable because the city's recent Orcutt Specific Plan annexed property up to the project parcel.

D.C. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:  
[http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new\\_stormwater/PCR+Handbook+1.1.pdf](http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf)

**Recommended Project Conditions of Approval:****Access**

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:

a. Orcutt Road shall be widened to complete the project frontage shoulder to an A-1 rural road standard with a 6-foot minimum paved surface between the San Luis Obispo City limits and the primary access driveway.

~~a. Street plan and profile for widening Orcutt Road to complete the project side of an A-1 rural road section with bike lanes for a minimum of ¼ mile northerly from the primary driveway and within necessary dedicated right-of-way easements.~~

~~b. Street plan and profile for widening Orcutt Road to construct center left turn lane and right turn lane channelization in accordance with California Highway Design Manual, Chapter 400, at the primary driveway and within necessary dedicated right-of-way easements.~~

~~c.b.~~ Reconstruct the existing primary driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways, and County A-5 series sight distance standards.

~~d.c.~~ Construction of a secondary driveway approach in accordance with County Public Improvement Standard B-1 series drawings for rural roads, and County A-5 series sight distance standards and the recommendations from Central Coast Transportation Consulting's November 17, 2015 memorandum.

~~e.d.~~ Removal of all existing non-permitted obstructions from within the public right-of-way along the project frontage. This may include the sections of the existing entrance wall if determined to be within the right-of-way.

~~f.e.~~ Drainage ditches, culverts, and other structures (if drainage calculations require).

~~g.f.~~ Tree removal/retention plan for trees to be removed and retained associated with the required public improvements. The plan shall be approved jointly with the Department of Planning and Building.

2. Within 30-days of permit approval, the applicant must enter into an agreement with the County Department of Public Works, in a form acceptable to County Counsel, to defer construction of standard left-turn channelization at the intersection of Orcutt Road and the primary project access driveway until such time the Director of Public Works demands performance. To guarantee performance under the Agreement the applicant shall either create a lien against the property or post a security such as a performance bond or letter of

credit. The Agreement must be recorded with the County Clerk-Recorder's Office as a lien on the property and be binding on successor's in interest.

2.3. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

3.4. **At the time of application for construction permits**, the applicant shall provide evidence to the Department of Planning and Building that onsite circulation and pavement structural sections have been designed and shall be constructed in conformance with Cal Fire standards and specifications back to the nearest public maintained roadway.

4.5. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

6. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.

7. At the time of application for construction permits, the applicant shall submit a Transportation Management Plan (TMP) prepared by a licensed civil or traffic engineer for review and approval by the Planning and Building Department, in consultation with the Public Works Department. The intent of the TMP is will be to minimize impacts to the surrounding road network for events– of any sizewith greater than 225 guests. The elements of the TMP must include:

a. The recommendations from the preliminary “La Lomita Bed & Breakfast Special Events Transportation Demand Management Plan” prepared by CCRTC, dated November 2015.

i. Establish and implement a mandatory shuttle program for event guests and visitors, including identification of offsite park-and-ride facilities.

ii. Establish and implement a program that limits or prohibits guests and visitors from using their private vehicles to access events by encouraging alternative modes of transportation, high occupancy vehicle preferences, parking passes, free shuttle, etc.

iii. Establish a monitoring and recording program to document TMP compliance that includes event day vehicle counts for morning and afternoon peak hour trips, and total daily trips

- b. Event traffic control plan including signage and flag-persons. Note that an encroachment permit issued by Public Works will be required for any traffic control proposed within the right-of-way.
- c. No site event shall occur during historic community events, including the City of San Luis Marathon/Triathlon.
- d. Limit event delivery services to off-peak event hours.
- e. Designates a Transportation Management Plan coordinator and provides contact information. Together with implementing the TMP, the coordinator must also respond to all agency and public inquiries.
- f. Establish and implement an enforcement program to ensure compliance with the approved TMP and a records keeping plan to substantiate compliance.
- g. Establish and implement a procedure to request county approval for subsequent TMP amendments.

8. On-going condition of approval (valid for the life of the project), the property owner(s) shall adhere to and enforce the Transportation Management Plan (TMP). Amendments to the TMP may be allowed but must be submitted by a registered civil or transportation engineer for prior approval by the County Planning and Building Department, in consultation with the Department of Public Works.

5.

## Fees

6. Prior to issuance of construction permits, The project is located within the pay applicable City of San Luis Obispo Sphere of Influence per Memorandum of Agreement approved by the Board on October 18, 2005. City road impact fees, applicable to this project include:

9.

a. [Planner should coordinate applicable road fees with the City of San Luis Obispo]

## Stormwater Control Plan

7-10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

8-11. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.

9-12. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private



#### ATTACHMENT 4

Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

#### Recycling

~~10.13.~~

**On-going condition of approval (valid for the life of the project)**, the applicants shall provide recycling opportunities to all facility users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events).